

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 10, 2011
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE:

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR'S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: **APPROVAL OF MINUTES FROM FEBRUARY 10, 2011.**

ITEM - 7: *Appeal of Hearing Officer's decision on January 19, 2011 and Continued from February 17, 2011*

***COX RESIDENCE – PROJECT NO. 168660**

City Council District: 2

Plan Area: Ocean Beach

Staff: Patrick Hooper

The project seeks a Coastal Development Permit, Neighborhood Development Permit and Variance to demolish an existing 1957 duplex and construct a 3-story, 1,749 square foot single family home in the Ocean Beach Community, RM-2-4 Zone and within a special flood hazard area. The variance is requested to use all of the allowable floor area as habitable space whereas 25% is required to be dedicated to parking. A historical report was prepared by the applicant and reviewed by the Historic Resource staff which determined to existing duplex was not potentially significant. A Mitigated Negative Declaration was prepared for the project which included a Mitigation, Monitoring and Reporting Program identifying the requirement for archeological monitoring during construction. Report No. – PC-11-026

TODAY'S ACTION IS:

Process 3: Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Staff's decision on December 19, 2010*

BLUEFOOT BAR AND LOUNGE – PROJECT NO. 221723

City Council District: 3

Plan Area: Greater North Park

Staff: Renee Mezo

An appeal was filed on an application for an amendment to an existing, approved Neighborhood Use Permit (NUP) No. 503450. The subject property is located at 3404 30th Street and developed with an existing bar, lounge and sidewalk café. The property is in the CN-1-2 Zone, the Federal Aviation Administration Part 77 Notification Area and the North Park Redevelopment Project Area, within the Greater North Park Community Plan Area. This project was determined to be categorically exempt from the California Environmental Quality Act on November 16, 2010 and the opportunity to appeal that determination ended December 1, 2010. Report No. – PC-11-016.

TODAY’S ACTION IS:

Process 2: Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM - 9: *Expedite Program*

EUCLID FAMILY HEALTH CENTER – PROJECT NO. 219009

City Council District: 4

Plan Area: Encanto

Staff: Jeffrey A. Peterson

Euclid Family Health Center is a (Process 4) Site Development Permit to construct a three-story, 25,100 square foot, outpatient medical and dental office building. San Ysidro Health Center Inc. (SYHC) existing facility and services located at 286 Euclid Avenue will be relocated to this new building, which will be named the Euclid Family Health Center. As a component of the project, the building will achieve a LEED ‘Silver’ Level Certification, thus meeting the requirements of Council Policy 900-14, the City Council’s Sustainable Buildings Policy. The 1.03-acre site is located at 950 and 1060 S. Euclid Avenue, on the west side of S. Euclid Avenue, south of Logan Avenue, in the CT-2 Zone of the Southeastern San Diego Planned District (SESDPD) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan, and Council District 4. Negative Declaration No. 219009. Report No.– PC-11-022

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM - 10: **WINNETT HOMES – PROJECT NO. 153825**
City Council District: 4 Plan Area: Southeastern San Diego

Staff: William Zounes

Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit for deviations to street frontage for five lots and lot width to one lot, and a Tentative Map to create nine lots for eight 2,143 square-foot single family homes on a 2.85 acre site. The site is located on the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto Neighborhoods of the Southeastern San Diego Community Plan. Mitigated Negative Declaration. Report No. – PC-11-021

TODAY’S ACTION IS:

Process 4: Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM - 11: ***FLOWER HILL PROMENADE – PROJECT NO. 172026**
City Council District: 1 Plan Area: City of San Diego General Plan

Staff: Tim Daly

Flower Hill Promenade Project; Coastal Development Permit (CDP), Lot Line Adjustment, and Easement Vacation to demolish existing 14,000 sq. ft. theatre; construct a two-story, approximately 72,695 square-foot commercial and office building structure; construct an approximate 82,739 square-foot, three story parking structure with a single level below ground, and includes a 2,300 square-foot storage area in the structure; parcel lot line adjustment; and vacation of portions of an existing water utility easement on a 15.14 acre site located at 2720 Via De La Valle in the CC-1-3 and Coastal Overlay (non-appealable) zones of the City of San Diego General Plan. Environmental Impact Report No. 172026. Report No. – PC-11-028

TODAY’S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM - 12: **POINT LOMA NAZARENE UNIVERSITY – PROJECT NO. 224803**
City Council District: 2 Plan Area: Peninsula

Staff: Patrick Hooper

Required 5-year review of the Point Loma Nazarene University Conditional Use Permit. The 87-acre campus is located at 3900 Loma Land Drive in the RS-a-7 zone within the Peninsula community plan area. The purpose of the review is to determine if the university is operating the facility in compliance with all permit conditions. The review does not include an environmental document. Report No. – PC-11-2030.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.